



CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
February 14, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for October 11, 2012 meeting. *Approved as written.*

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

8.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Evaluate wind exposure when siting homes, especially in the western Project Area where the multi-family parcels are located.*
- 2. Move the trail access connection point from the south side of lot 69 to the north side of the lot for better continuity.*
- 3. Evaluate the opportunity to add an open view lot/tot lot between lots 134 and 135 to continue the view corridor at the T-intersection.*
- 4. Consider re-orientation of the tennis courts to a north-south direction due to sun and wind exposure.*
- 5. Provide a greater separation between Faria Preserve Parkway and the sidewalk at the area north of the existing water tank.*
- 6. Evaluate opportunities to expand the trail system in the eastern Project Area. Locations to consider include the Project's eastern ridgeline, Purdue Road, and/or Faria Preserve Parkway near Deerwood Road.*
- 7. Evaluate opportunity to add an additional trail entry point at the end of the Veneto Court cul-de-sac in Neighborhood I.*
- 8. Evaluate opportunity to align the trail on the west side of Neighborhood IV further away from the townhomes by either shifting the townhomes or re-routing the trail.*
- 9. The Board stated that they do not support outdoor recreational night lighting at the sports fields in order to prevent light pollution at night to the residential neighborhoods.*
- 10. The Board recommended the Project should incorporate maximum energy efficiency opportunities throughout the project.*
- 11. The Board requested additional information as to where the monolithic sidewalks will start and end on Faria Preserve Parkway. The Board felt that while monolithic sidewalks prevent people from walking on or trampling landscaping along the sidewalk, there are merits to having a landscape strip to serve as a buffer between pedestrians and vehicular traffic.*
- 12. The Board recommended adding more emphasis and attention to the park entrance and to provide additional details on how residents north of Faria Preserve Parkway will access the park.*

13. *The Board requested that Grading Plans be available for the next meeting as well as a Trail Amenities Plan showing the relationship of the open space and trails to the public and private spaces.*
14. *Evaluate opportunities to enhance the open space areas through landscaping to soften the slopes, especially to the north of Neighborhood IV and on both the north and south sides of Neighborhood III.*
15. *The Board suggested that the applicant meet with San Ramon Valley Fire Protection District to ascertain where the emergency vehicle access roads would be located on the project and that these roads are depicted on future plans.*
16. *The Board would like to see a Cut/Fill Plan as well as a conceptual Fencing Plan for the next meeting.*
17. *The Board requested a conceptual site lighting plan and recommended the use of LED technology where possible.*

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1** Discussion of items for the March 14, 2013 meeting – *Faria Preserve –reschedule meeting date for March 7, 2013, with a 2 p.m. start time.*
- 10.2** Discussion of items for the April 11, 2013 meeting – *Faria Preserve - schedule meeting to start at 1 p.m.*

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

Respectfully Submitted,

Debbie Hince